

# **Dexter Downtown Development Authority**

MARCH 18, 2021 <> 7:30AM

## ***Virtual Meeting***

### **MINUTES**

1. Call to Order: Called to order at 7:30 AM on March 18, 2021 by Chairman Doug Finn.

2. Roll Call

Doug Finn – Attending remotely in the City of Dexter, Michigan

Don Darnell – Absent

Mike Fitzpatrick – Attending remotely in the City of Dexter, Michigan

Carol Jones – Attending remotely in the City of Dexter, Michigan

Shawn Keough – Attending remotely in the City of Dexter, Michigan

Patrick Becker – Absent

Rich Bellas – Attending remotely in the City of Dexter, Michigan

Mike Penn – Attending remotely in the City of Dexter, Michigan

Karen Magdich – Attending remotely from Hamburg Township, Livingston County, Michigan

Phil Mekas – Attending remotely in the City of Dexter, Michigan

Fred Schmid – Attending remotely in Sylvan Township, Washtenaw County, Michigan

Randy Willis – Attending remotely in Webster Township, Washtenaw County, Michigan

Also in remote attendance: Michelle Aniol, Community Development Manager and Scott Munzel, City Attorney.

*Chairman Finn welcomed new Board Member, Mike Penn to the meeting.*

3. Approval of Minutes from the December 17, 2020 Regular Meeting

*Motion Willis; support Schmid to approve the minutes of the Regular Meeting of December 17, 2020 as presented.*

*Ayes: Finn, Keough, Mekas, Fitzpatrick, Bellas, Schmid, Jones, Magdich and Willis*

*Nays: None*

*Absent: Becker and Darnell*

*Abstain: Penn*

*Motion carries*

*Motion Keough; support Magdich to approve the minutes of the Regular Meeting of January 21, 2021 as presented.*

*Ayes: Willis, Magdich, Jones, Schmid, Bellas, Fitzpatrick, Penn, Mekas, Keough and Finn*

*Nays: None*

*Absent: Becker and Darnell*

*Motion carries*

4. Approval of Agenda:

*Motion Willis; support Penn to approve the agenda with the following changes:  
Correct the invoice amount from \$264,504.40 to \$264,254.40 and include a discussion of  
dumpsters under Item 10 – Discussion and Updates.*

*Ayes: Finn, Fitzpatrick, Jones, Keough, Bellas, Magdich, Mekas, Penn, Schmid and  
Willis*

*Nays: None*

*Absent: Darnell and Becker*

*Motion carries*

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation: None

7. Treasurer's Report: *Treasurer Mike Fitzpatrick provided information on the March  
Treasurer's Report which has been recorded but not reconciled for March. The  
following action was taken:*

- a. March Invoices: Invoices from Spartan Barricades for the Social District in the  
amount of \$4,132.15; invoices from classic Tent & Events for the Social District  
in the amount of \$3,240.00; invoice from Chase Bank for the 2015 Taxable  
Refunding Bond in the amount of \$82,693. 75; and invoice from Chase Bank for  
the 2017 Non-Taxable Refunding Bond in the amount of \$174,188.20 for a total  
amount of invoices for \$254,254.10.*

*Motion Keough; support Schmid to pay the March invoices presented in the  
amount of \$264,254.10.*

*Ayes: Willis, Schmid, Penn, Mekas, Magdich, Bellas, Keough, Jones, Fitzpatrick  
and Finn*

*Nays: None*

*Absent: Becker and Darnell*

*Motion carries*

- b. Treasurer's Report –March 2020 (not reconciled)*

*Motion Bellas; support Penn to approve the March 2021 DDA Treasurer's  
Report that has been received but not reconciled.*

*Ayes: Finn, Keough, Mekas, Penn, Fitzpatrick, Bellas, Schmid, Jones, Magdich  
and Schmid*

*Nays: None*

*Absent: Darnell and Becker*

*Motion carries*

8. Correspondence / Communications: None

9. Action Items:

a. COVID Related Business Assistance – Review of DDA COVID related business assistance from July 1, 2020 to February 15, 2021 and discussion, with possible action regarding continued COVID related business assistance May 1, 2021 through November 30, 2021.

*Motion Keough; support Willis to fund the payment for the parking barricades from May 1, 2021 to November 30, 2021 up to \$4,000 with the City paying half of the cost and the DDA paying half of the cost.*

*Ayes: Finn, Fitzpatrick, Jones, Keough, Bellas, Magdich, Penn, Schmid and Willis*

*Nays: None*

*Absent: Darnell, Becker and Mekas*

*Motion carries*

10. Discussion and Updates

a. Dumpsters

*Ms. Aniol addressed the issue of dumpster located on the north side of Main Street in the 8100 block as there is no public land to place a dumpster. The current plan to access the one assigned to businesses is not working and I am looking into a way to solve the problem. Discussion followed.*

*The existing dumpster next to the former Encore Theatre building has been illegally used for a long time. With the closure of Red Brick, there is now considerably less trash and esthetic improvements are needed in this area. Discussion followed.*

11. Reports:

a. Mayor– Shawn Keough

*Mayor Keough includes his written report per packet and provided the following updates:*

- *Recently at a Council workshop, Council found out that the Med Hub building on Broad Street was available and the City has made a contingent offer on the property. I think this is a good opportunity for the City and we are not looking into how to pay for it.*
- *We have had some issues with Council Members unable to participate lately. Ms. Fisher is recovering from hip surgery due to a fall.*
- *Ms. Knight has turned in her resignation as of the end of March and her position will be advertised.*
- *The Dexter Daze Committee is not happy with Council as we had asked for additional details for the event and did not approve it at the last meeting.*
- *Planning is underway for a water main project on Second Street this year.*
- *The new Mill Creek Park Trail segment has been opened on the south side of Baker Road.*

b. Staff – Michelle Aniol

*Ms. Aniol includes her written report per packet and provided the following updates:*

- *Virtual meetings are scheduled to end at the end of March. The County Board of Commissioners is considering a local State of Emergency through the end of 2021 that will allow for virtual meetings.*

12. Chairman's Report: *Next meeting – April 15, 2021*

*There will be a joint Council, Commission, Board and Committee Meeting on Monday, March 29, 2021.*

13. Non-Arranged Citizen Participation: None

14. Closed Session to Discuss Pending Litigation, in accordance with MCL 15.268 Sec.8.

*Motion Penn; support Fitzpatrick to go into Closed Session in accordance with MCL 15.268 Sec. 8 at 8:53 AM.*

*Ayes: Willis, Schmid, Penn, Mekas, Magdich, Bellas, Keough, Jones, Fitzpatrick and Finn*

*Nays: None*

*Absent: Becker and Darnell*

*Motion carries*

*Motion Willis; support Magdich to leave Closed Session at 9:21 AM.*

*Ayes: Finn, Keough, Mekas, Penn, Fitzpatrick, Bellas, Schmid, Jones, Magdich and Willis.*

*Nays: None*

*Absent: Darnell and Becker*

*Motion carries*

*Motion Keough, support Schmid, to ask our attorney, Scott Munzel to file a motion to reconsider on the case involving Power Wellness Management and the issue of the fact that the management fee has been determined to not be profit by the Court of Appeals.*

*Ayes: Schmid, Mekas and Keough*

*Nays: Willis, Magdich, Jones, Bellas, Fitzpatrick, Penn and Finn*

*Absent: Becker and Darnell*

*Motion fails*

15. Adjournment

*Motion ~~Willis~~~~Keough~~; support ~~Fitzpatrick~~~~Darnell~~ to adjourn at 9:25 AM.*

*Unanimous voice vote approval with Becker and Darnell absent.*

Respectfully submitted,

Carol J. Jones, Secretary